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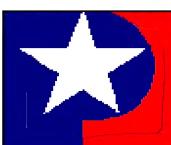
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0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
905,100 / 905,100
905,100 / 905,100
905,100 / 905,100APPRAISED:
USE VALUE:
ASSESSED:
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CLOQUEUR THOMAS & MARIE	
Owner 2:	
Owner 3:	

Street 1: 26 HARVARD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2922 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5200		Sq. Ft.	Site		0	70.	1.11	8									403,199						403,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5200.000	493,300	8,600	403,200	905,100		108788
							GIS Ref
							GIS Ref
							Insp Date
							12/07/99

PREVIOUS ASSESSMENT								Parcel ID	164.0-0003-0017.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	493,300	8600	5,200.	403,200	905,100		Year end	12/23/2021
2006	104	FV	307,900	13700	5,200.	172,800	494,400	494,400		12/1/2005
2005	104	FV	307,900	13700	5,200.	172,800	494,400	494,400		1/5/2005
2004	104	FV	307,900	13700	5,200.	172,800	494,400	494,400		12/15/2003
2003	104	FV	219,400	9600	5,200.	146,900	375,900	375,900	Year End Roll	11/17/2002
2002	104	FV	219,400	9600	5,200.	121,000	350,000		year end	12/7/2001
2001	104	FV	219,400	9600	5,200.	121,000	350,000	350,000	Year end roll 1	12/4/2000
2000	104	FV	131,400	0	.119	93,500	224,900			3/7/2000

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	purchase of unit 2				Notes			
SULLIVAN DENIS	75770-464	1	9/30/2020	Abutter	600,000	No	No									
CLOQUEUR THOMA	75770-461	1	9/30/2020	Convenience	1	No	No		transfer of unit 1							
WALKER GEORGE J	41235-507		10/21/2003	Family	549,000	No	No									
	20373-505		2/1/1990		1	No	No	A								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/24/2004	1030	Re-Roof	6,000						5/2/2005	External Ins	BR	B Rossignol												
1/22/2004	35	Manual	2,000					DECK AND RAILS OVE	12/21/1999	Mailer Sent														
									12/7/1999	Measured	263	PATRIOT												
									10/1/1991		PM	Peter M												

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

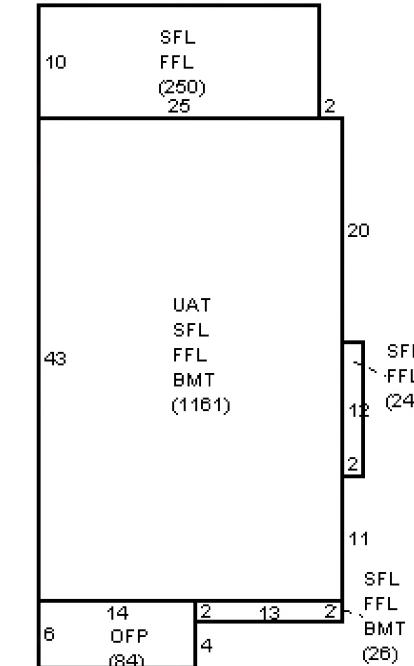
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Removal from condominium 9.30.2020 75770:457.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 31%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.00934291
Const Adj.:	0.98980200
Adj \$ / SQ:	179.829
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714880
Depreciation:	221613
Depreciated Total:	493267

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	179.83	
Special Features:	0	Val/Su Net:	110.04	
Final Total:	493300	Val/Su SzAd:	168.82	

PARCEL ID

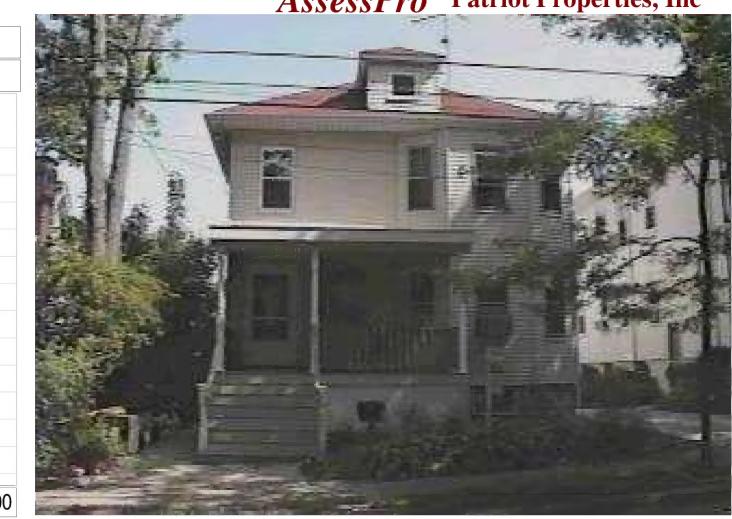
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MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	104			4,300			4,300
5	Gar w/improv	D	Y	1	12X18	A	AV	1980	29.23	T	31.2	104			4,300			4,300

IMAGE**AssessPro Patriot Properties, Inc**